

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Board of Supervisors held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of _____, 2005:

Present

Vote

James S. Burgett, Chairman
Walter C. Zaremba, Vice Chairman
Sheila S. Noll
Kenneth L. Bowman
Thomas G. Shepperd, Jr.

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO AUTHORIZE CONSTRUCTION OF A MINI-STORAGE WAREHOUSE FACILITY ON AN 8.5-ACRE PARCEL OF LAND LOCATED AT 6830 GEORGE WASHINGTON MEMORIAL HIGHWAY (ROUTE 17) APPROXIMATELY 300 FEET SOUTH OF THE INTERSECTION OF OLD YORK-HAMPTON HIGHWAY (ROUTE 634)

WHEREAS, Oceanfront Enterprises, LLC, has submitted Application No. UP-684-05, which requests a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance, to authorize construction of a 59,576-square foot mini-storage warehouse facility, including accessory boat and recreational vehicle storage, on 8.5 acres of land located at 6830 George Washington Memorial Highway (Route 17) approximately 300 feet south of the intersection of Old York-Hampton Highway (Route 634) and Route 17 and further identified as Assessor's Parcel No. 24-54-B (GPIN# R07A-2358-4137); and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission, with one member absent, was unable by virtue of a tied vote (3:3) to adopt the motion made to recommend approval and no further motions were made for action on the application; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the public comments and Planning Commission deliberations with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Board of Supervisors this the ____ day of _____, 2005, the Application No. UP-684-05 be, and it is hereby, approved to authorize the construction of a 59,576 square foot mini-storage warehouse facility, including accessory boat and recreational vehicle storage, on 8.5 acres of land located at 6830 George Washington Memorial Highway (Route 17) approximately 300 feet south of the intersection of Old York-Hampton Highway (Route 634) and Route 17 and further identified as Assessor's Parcel No. 24-54-B (GPIN# R07A-2358-4137) subject to the following conditions:

1. This use permit shall authorize a 59,576 square foot mini-storage warehouse facility, including accessory boat and recreational vehicle storage, on 8.5 acres of land located at 6830 George Washington Memorial Highway (Route 17) approximately 300 feet south of the intersection of Old York-Hampton Highway (Route 634) and Route 17 and further identified as Assessor's Parcel No. 24-54-B (GPIN# R07A-2358-4137).
2. A site plan, prepared in accordance with the provisions of Article V of the York County Zoning Ordinance, shall be submitted to and approved by the County prior to the commencement of any construction or land clearing activities on the site. Said site plan shall be in substantial conformance with the sketch plan titled "Happy Boxes Self-Storage Facility & Specialty Office/Retail; Conceptual Plan," prepared by Vanasse Hangen Brustlin, Inc., and dated 09/26/05, received by the York County Planning Division on September 28, 2005, except as modified herein or as may be necessary to comply with site plan review requirements. In accordance with the concept plan, the retail and mini-storage warehouse components of the project shall be integrally related. Site plan submissions shall include both components and building permits shall not be issued for any of the mini-storage warehouse buildings until permits for the retail building have been issued.
3. Development and operation of the mini-storage warehouse facility shall be in compliance with the performance standards set forth in Section 24.1-484, *Standards for mini-storage warehouses*, of the Zoning Ordinance, except as modified herein.
4. Building design for the mini-warehouses and any office or support buildings associated with the mini-warehouse project shall be consistent with the representative elevations submitted by the applicant on September 28, 2005, titled "Happy Boxes Self Storage Facility & Specialty Office/Retail; Yorktown, VA; Exterior Elevations" prepared by Ionic Deizgn Studios. All buildings facing George Washington Memorial Highway (Route 17) and Freedom Boulevard

(Route 320) shall meet the requirements under Zoning Ordinance, Section 24.1-379, *Route 17 Commercial Corridor Revitalization Overlay District*.

5. All warehouse bay doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be located along or in the exterior façade of the mini-storage warehouse development.
6. Fencing utilized around the perimeter of the mini-storage warehouse facility shall be simulated wrought iron fencing, except where the boat/RV outdoor storage area is located, which shall be board-on-board wood stockade fencing incorporating a concave or convex top with a minimum height of six feet. The use of theft-deterrent wire (i.e., barbed wire, razor wire, etc.) anywhere on the property shall not be permitted.
7. A tree preservation plan certified by the Virginia Department of Forestry, the York County Cooperative Extension Service or a qualified arborist or urban forester shall be prepared for the lot to be submitted with the first site plan submission as detailed in Section 24.1-242 of the York County Zoning Ordinance specifically addressing the areas designated as ‘transferred green space’.
8. Outdoor free-standing and building mounted lighting shall be full cutoff luminaires or a decorative luminary with full cutoff optics in accordance with Illuminating Engineering Society of North America standards. All lighting shall be directed downward and shall not spill over onto adjacent properties or public rights-of-way. Maximum allowable foot-candles at the property lines shall not exceed 0.5 foot-candle. All lighting, except low-level security lighting, shall be extinguished between the hours of 11:00 PM and dawn. In addition, the applicant shall submit a photometric plan, to include manufacturer’s specifications for all lighting fixtures, indicating all outdoor lighting on the site as part of the site plan submission process.
9. Freestanding signage for the development shall be limited to one (1) monument sign on George Washington Memorial Highway (Route 17) and one (1) monument sign on Freedom Boulevard (Route 320) in accordance with the dimensional standards set forth in Section 24.1-703(a), of the York County Zoning Ordinance.
10. Limited storage of vehicles may be permitted as an accessory and incidental activity to the mini-storage warehouse use provided they are restricted to recreational vehicles and recreational boats. Parking areas for such storage shall be in addition to minimum required parking for the mini-storage warehouse use, and shall be clearly indicated on the approved site plan referenced in Condition No. 2 above.
11. Design of buildings, driveways and access ways shall accommodate a turning radius of thirty-three feet (33’) for large fire and rescue apparatus. Adequate wa-

ter supply, including hydrants if required by the Fire Chief, shall be established for fire suppression operations on the site.

12. Access to the parcel shall be subject to compliance with all standards established and required by the Virginia Department of Transportation with respect to driveway design and turning lane improvements and shall specifically include installation of a 150-foot full-width right-turn lane with a 150-foot taper to serve the Route 17 entrance. If desired by the applicant, or required by VDOT, the location of the commercial entrance may be shifted to the north side of the retail building and the site to better accommodate the 150-foot turn and taper lanes.
13. An executed encroachment agreement shall be submitted with the first submission of the site plan from Dominion Virginia Power for the proposed improvements in the existing easement located on the southeastern portion of the property.
14. The stormwater management system serving the proposed development shall be designed so as not to exacerbate the inadequacies of the downstream receiving channels, as documented in the Victory Industrial Area Drainage Study, prepared for York County by Skipper Engineering Associates, PC, and dated November 21, 2003. In the event the applicant proposes to design a stormwater management system that discharges, in whole or in part, to the County-owned drainage and utility easements located in Victory Industrial Park and the downstream channels that convey the outfall from those easements, the applicant shall:
 - a. Design an on-site stormwater management system that maintains the post-development discharge rate at or below pre-development levels that historically flowed toward the Industrial Park system for the 10-year storm and provides 24-hour extended detention of the post development runoff generated by the 1-year, 24-hour duration storm; and
 - b. Contribute the sum of \$1,480 per acre to the County for every acre, or portion thereof on a proportional basis, that will flow into the Industrial Park system. Said funds are to be applied to the programmed stormwater management improvement project to be undertaken by the County on the outfall channels downstream from Victory Industrial Park.

If the applicant proceeds to construction of the proposed project prior to the time that the County's downstream improvement project is completed and operational, then, in addition to the conditions set out in (a) and (b) above, the applicant shall design the on-site stormwater management system to contain the 100-year storm event on-site. If the applicant chooses not to design and implement an on-site detention system that detains the 100-year storm event on-site, then construction of the mini-warehouse element of the proposed project shall be de-

layed until such time as the County's downstream improvement project is constructed and operational.

Any discharge of stormwater from the subject site to receiving channels other than the Victory Industrial Park system shall be subject to a design standard that maintains the post-development discharge at or below pre-development levels that historically flowed toward the subject channels for the 10-year storm and that provides 24-hour extended detention of the post development runoff generated by the 1-year, 24-hour duration storm.

15. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.